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TRANSFER
TAX
PAID

WARRANTY DEED

042497

ROLAND J. NADEAU, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **RONALD K. BICKFORD**, of Clinton, County of Kennebec, and State of Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, and more particularly described as follows:

PARCEL ONE

Beginning at a point on the south side of Terry Street at the northeasterly corner of Lot No. 26 extending in an easterly direction along the southerly line of Terry Street Seventy-eight (78) feet; thence in a southerly direction along the easterly line of Lot No. 28, ninety-four and eight-tenths (94.8) feet; thence in a westerly direction along the northerly lines of Lots No. 23 and 24, seventy-eight and nine-tenths (79.9) feet; thence in a northerly direction along the easterly line of Lot No. 26 to the point of beginning; being Lot No. 27 on a plan of Campbell Field, so called, made October 1, 1900, by J.H. Burleigh, C.E., for Dr. Thayer and filed and recorded in Kennebec Registry of Deeds, Book of Plans No. 2, Page 52, to which plan reference is hereby made.

Meaning and intending to convey the same premises conveyed to Roland J. Nadeau and Lorraine Nadeau by deed of Gerald F. Rancourt and Leo F. Rancourt dated May 12, 1958 and recorded at the Kennebec County Registry of Deeds on May 13, 1958 at Book 1113, Page 283. The said Lorraine Nadeau a/k/a Marie L. Nadeau is deceased.

PARCEL TWO

Beginning on the northerly line of Campbell Street at the southeasterly corner of land formerly owned by Boothby & Bartlett Company; thence northerly along the easterly line of land formerly owned by said Boothby & Bartlett to the southwesterly line of land conveyed by the Grantors to Leo F. Rancourt; thence running easterly along the southwesterly line of land conveyed to the said Leo F. Rancourt forty-eight (48) feet; thence southerly in a line parallel with and just forty-eight (48) feet easterly from the first mentioned line, to a stone set in the ground in the northerly line of said Campbell Street; thence westerly along the northerly line of said Campbell Street to the point of beginning.

Meaning and intending to convey the same premises conveyed to Roland J. Nadeau and Marie L. Nadeau by deed of Laurence B. Pillsbury and Ralph B. Pillsbury, Jr., Co-Executors of the Last Will and Testament of Ralph B. Pillsbury, Sr., dated April

J. B. L. M. (3)

63-184
63-181

OK 771:5 PG 163

21, 1970, and recorded at the Kennebec County Registry of Deeds on April 27, 1970, at Book 1517, Page 297. The said Marie L. Nadeau a/k/a Lorraine Nadeau is deceased.

PARCEL THREE

Beginning at a point on Campbell Street at the junction of lots 22 and 23, on the Northerly line of Campbell Street one hundred and fifty-three and one tenths (153.1) feet from the northwesterly corner of Eastern Avenue and Campbell Street and extending along the northerly line of Campbell Street seventy (70) feet to the corner of lot 24; thence along the easterly line of lot 24 one hundred and eight and six tenths (108.6) feet to the southerly line of lot 27; thence along the southerly line of lot 27 and lot 28 seventy-one and three tenths (71.3) feet; thence in a southerly direction ninety-five and four tenths (95.4) feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to Roland J. Nadeau by deed of Lewis J. Rosenthal dated July 1967 and recorded at the Kennebec County Registry of Deeds on July 21, 1969 at Book 1499, Page 256.

PARCEL FOUR

Being lots numbered 23 and 24 as shown on a plan of the survey of the Campbell Field, so called, made by J.H. Burleigh, C.E., for Dr. Thayer, October, 1900, and recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 52.

Also conveying any interest the grantor may have in the property described in a deed from the City of Waterville to Roland J. Nadeau by deed dated January 13, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1366, Page 29.

Meaning and intending to convey the same premises conveyed to Roland J. Nadeau and Marie L. Nadeau by QuitClaim Deed Without Covenant of Harriet Lockwood, Frances Rippere, and Herbert Fletcher Willey dated June 23, 1988 and recorded at the Kennebec County Registry of Deeds on July 7, 1988, at Book 3380, Page 164. The said Marie L. Nadeau a/k/a Lorraine Nadeau is deceased.

WITNESS my hand and seal this 24th day of November, 2003.

1

Roland J. Nadeau
Roland J. Nadeau

63-184
63-181

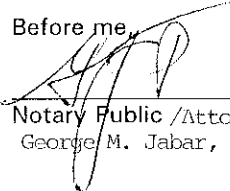
RK 7745 PG 164

State of Maine
Kennebec, ss

November 24, 2003

Then personally appeared the above named Roland J. Nadeau and
acknowledged the foregoing instrument to be his free act and deed.

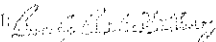
Before me,



Notary Public /Attorney-at-Law
George M. Jabar, II

RECEIVED KENNEBEC SS.

2003 NOV 26 AM 9:00

ATTORNEY: 
(POWER OF ATTORNEY)